

Applicant	Archdiocese of Miami/St Jerome Catholic Church	
Request	Site Plan Approval / Conditional Use Approval	
Location	2601 S.W. 9 th Avenue	
Legal Description	Acreage in Sec 21-50-42	
Property Size	436,288 sq. ft or 10.0158 acres	
Zoning	CF-HS	
Existing Land Use	House of Worship and School	
Future Land Use Designation	Community Facility	
Comprehensive Plan Consistency	Consistent	
Other Required Approvals	None	
Applicable ULDR Sections	Sec 47-8 Public Purpose Uses Sec 47-25.2 Adequacy Sec 47-25.3 Neighborhood Compatibility	
Setbacks/Yards	Required	Proposed
Front	25'	91.3'
Rear	20'	22'
Corner (South)	25'	25'
Corner (North)	25'	199.9'
Lot Density	NA	NA
Lot Size	10,000 Min.	441,907 sq. ft.
Lot Width	100'	668'
Building Height	35' Max.	19'8"
Structure Length	NA	NA
Floor Area	10,000 sq. ft. *	31,110 sq. ft.
VUA Landscaping	NA	NA
Landscaping Lot Coverage	NA	NA
Open Space	NA	NA
Parking	139	159 existing
Notification Requirements	Sign Notice	
Action Required	Approve, Approve with Conditions, or Deny the Application	
Project Planner	Name and Title	Initials
	Kevin Erwin, Planner I	
	Chris Barton, RLA, AICP, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Services Manager	

* limited to 10,000 sq. ft. unless approved as a Site Plan Level III

Request:

This is a request for site plan approval for a conditional use. The applicant is seeking approval to add classroom space to an existing school. The site also contains an existing house of worship. The existing school exceeds 10,000 square feet and pursuant to Sec. 47-8.30, any addition must be approved as a Site Plan Level III.

Property/Project Description:

The applicant, the Archdiocese of Miami, is proposing to add nine classrooms an additional 10,793 square feet of floor area, to be added as a second story, to an existing 20,317 square foot school. The applicant proposes to add nine additional classrooms in order to reduce class size. The applicant has represented that no additional students will be generated as a result of these classroom additions.

The applicant is also proposing to construct a new 1,309 sq. ft. maintenance building and a new soccer field and basketball court. The existing parking is adequate to support all of the proposed additions

The basketball court's backboard as proposed is located within the required 20' rear yard. The applicant will either have to rotate the court 90 degrees or remove it from the plans.

Through a separate application to the Board of Adjustment the applicant is seeking variances to the following code provisions:

Sec.47-25.2 (M)(4) – Adequacy Requirements: To eliminate the requirement to conduct a Traffic Impact Study where otherwise required by Code.

Sec.47-25.2 (M)(6) – Adequacy Requirements: To eliminate the requirement to provide a public sidewalk along SW 26 Street and SW 28 Street where otherwise required by Code.

Sec.47-20.14 – Adequacy Requirements: To eliminate the requirement to provide a photometric lighting plan where otherwise required by Code.

Excepting the above the project complies with all applicable ULDR regulations. The Board of Adjustment Hearing will take place on June 9, 2004 and staff will have an update at the Planning and Zoning Board Hearing.

Parking and Traffic:

The existing parking spaces exceed the number of spaces required to support the new uses. No significant traffic increase is expected, as the number of students will remain the same.

Adequacy and Neighborhood Compatibility:

The subject site abuts residential property on the west side and the applicant has provided the required bufferyard wall.

Comprehensive Plan Consistency:

Consistent with the uses permitted in the Community Facility Land Use Category.

Staff Determination:

Staff has determined that the project complies with applicable ULDR requirements with the Exception of Neighborhood Compatibility. The Planning and Zoning Board is required to determine whether the project complies with Neighborhood Compatibility.

Conditions:

Staff recommends the following conditions should the application be approved:

1. That the applicant be required to install landscaping in the ten-foot landscape area adjacent to the bufferyard wall.
2. The basketball court be rotated 90 degrees, relocated on site, or removed from the plans, so that the backboard is not located within the required 20' rear yard.
3. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
4. All construction will require approval from all pertinent environmental review agencies.
5. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
6. Final DRC approval

City of Fort Lauderdale
Building Services Division
Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant